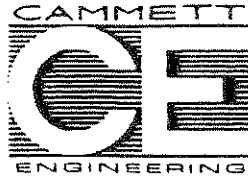


*Consulting Engineers  
Landscape Architects*



*Land Surveyors  
Municipal Planners*

## APPENDICES

# CONSTRUCTION ENGINEERING SERVICES

12 PLEASANT STREET  
NEWBURYPORT, MA. 01950  
TEL. 508-465-2216

Dennis Nadeau  
Assistant Building Inspector  
Town of Amesbury  
Town Hall Annex  
Amesbury, MA 01913

June 3, 1997

Dear Mr. Nadeau,

Based upon a recent inspection of the Amesbury Wharf Building on Water Street, it is my opinion that the existing condition of the structure is dangerous.

Large areas of roof and floor have either collapsed or are in a state of extreme distress. Further collapse of these systems would lead to total loss of bracing for parts of the masonry walls. This would make the walls vulnerable to collapse.

Please feel free to call should you have any questions.

Very Truly Yours,



John S. O'Connell, P.E.

# CONSTRUCTION ENGINEERING SERVICES

12 PLEASANT STREET  
NEWBURYPORT, MA. 01950  
TEL. 508-465-2216

Nick Cracknell  
Planning Director, Town of Amesbury  
Town Hall  
Amesbury, MA 01913

March 10, 1997

Dear Nick:

At your request, I made a structural inspection of the Amesbury Wharf Building on Water Street.

The building consists of a three-story brick masonry and timber main section, a single-story brick masonry and timber rear section, and a single-story concrete block, steel and timber section on the Back River side.

It is my opinion that none of the floor nor roof structures are salvageable. While the brick masonry walls show sign of distress in a number of locations, I believe that they could be repaired by pointing, and, in a few places, by re-building. The concrete block walls are not, in my opinion worth saving.

Should the masonry walls remain, and the demolition process remove the floors and roof, new floors and roof should be constructed along with the demolition so that the walls do not remain un-braced. Temporary bracing could, of course, also be installed in lieu of the new floors and roof.

Another consideration is the fact that the 6th edition of the Massachusetts State Building Code is expected to require a significant structural upgrade relative to design for a seismic event. Since unreinforced masonry buildings such as this are especially susceptible to seismic forces, we could expect significant additional costs resulting from a seismic upgrade.

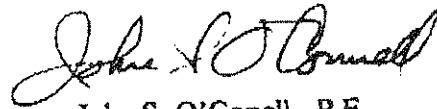
March 10, 1997

Page 2

Given the condition of the building, it would not be surprising to find that the renovation costs would equal or exceed the costs of complete demolition and the new construction of equivalent building space.

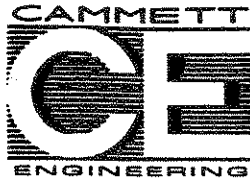
Please call should you have any questions.

Very truly yours,

A handwritten signature in dark ink, appearing to read "John S. O'Connell". The signature is fluid and cursive, with the first name "John" and last name "O'Connell" clearly distinguishable.

John S. O'Connell, P.E.

*Consulting Engineers  
Landscape Architects*



*Land Surveyors  
Municipal Planners*

June 5, 1998

Mr. Ted Van Nahl  
Mayor's Office  
City Hall  
Amesbury, MA. 01913

RE: Cedar Street Drainage

Dear Mr. Van Nahl,

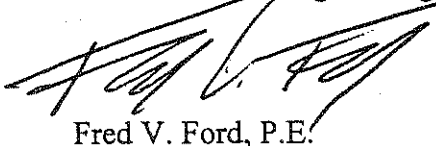
Enclosed please find "Opinion of Construction Cost Estimates" provided to the City of Amesbury in December 1997 for the drainage improvements at the Cedar Street area. These costs were based upon the preferred alternative as shown on attached Figure 1.

Since the development of these costs, the City Engineer requested additional engineering to include an old drainage system on the property in the area of 14-20 Cedar Street. Although no definitive design plans have been completed for the additional drainage system, it is difficult to provide an accurate opinion of costs. However, in order to provide some perspective on the associated construction costs, in our opinion, an additional 30-40% increase over and above the attached estimates may be expected.

Therefore, the opinion of costs may range from \$343,000.00 for alternative 1 to \$226,800.00 for alternative 4 assuming a 40% increase.

If you have any questions regarding this information please contact our office.

Sincerely,  
W.C. Cammett Engineering, Inc.



Fred V. Ford, P.E.

Title:M\winword\98letter\96125let

**MEMORANDUM**

TO: CITY OF AMESBURY

FROM: W.C. CAMMETT ENGINEERING

RE: CEDAR STREET DRAINAGE IMPROVEMENTS  
OPINION OF CONSTRUCTION COST ESTIMATES

DATE: DECEMBER 3, 1997

The following provides an opinion of construction costs for various alternatives regarding drainage improvements at the Cedar Street culvert. Four alternatives were considered, with associated costs as shown, for the new culvert system from the north side of Cedar Street to the Back River approximately following the route as shown on fig. 1.

Alternative #	Description	Opinion of Costs
1.	3'x6' concrete box culvert	\$245,000.00
2.	2'x6' concrete box culvert	\$234,000.00
3.	36" ADS piping	\$165,000.00
4.	30" ADS piping	\$162,000.00

Title: M:\Winword\97\letter\96125mem

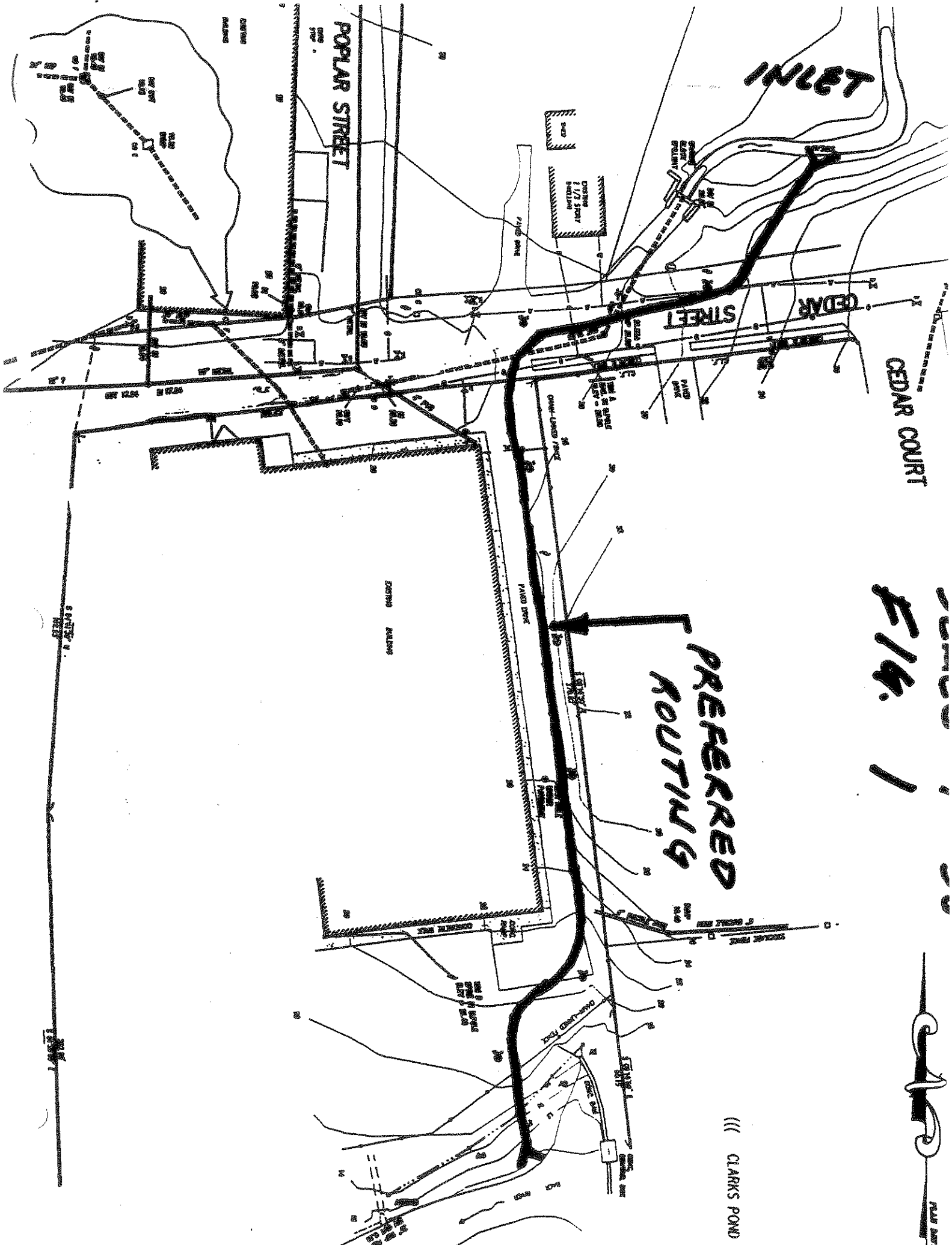


Fig. 1



# CONSTRUCTION ENGINEERING SERVICES

12 PLEASANT STREET  
NEWBURYPORT, MA. 01950  
TEL. 508-465-2216

Town of Amesbury  
Town Hall  
62 Friend Street  
Amesbury, MA 01913

Attention: Honorable Nicholas J. Costello, Mayor

February 25, 1998

Dear Mayor Costello:

At Ted Van Ahl's request, I made a structural inspection of the building, presently owned by the Town of Amesbury, at 25 Cedar Street. The building consists of an older four-level building with brick masonry bearing walls and timber floor and roof structure, and a newer single-story concrete block building with a steel bar joist roof structure.

The primary structural issues, in my opinion, are as follows:

## Older Section

1. A portion of the existing roof has failed, and has been temporary supported. The roof beams have been trussed with steel rods, some of which have been removed. The roof beams without the rods would be severely over-stressed under Code snow loading. Also, there is evidence of rot in the embedded ends of the beams, and considerable sagging throughout.

A complete fix would involve the removal of the existing roof and the construction of a new steel bar joist and metal deck roof structure and the installation of an insulated EPDM roof membrane. Alternatively, the existing roof structure could be reinforced and a new roof membrane placed on top of the existing roof. The latter alternative is not recommended, and would only be a short-term "Band-Aid".

2. There is considerable distress in the brick masonry, some of which could be cured by simply re-pointing, but some of which would require re-building in places. A complete repair would involve a complete re-point/re-build inside and

outside. An alternative would involve re-pointing, say, two outside walls, with minimal interior repair.

Newer Section

3. There is a drainage problem along the east wall of this section which is causing water ingress into the building. We envision the installation of a foundation drain and the waterproofing of the east wall.

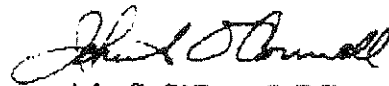
4. The southeast corner foundation wall has settled substantially. The only reasonable repair appears to be a complete re-building of this corner.

5. Portions of this section require point-up of the block masonry.

The enclosed opinion of probable cost provides order-of-magnitude costs for the various items and alternatives noted above. Obviously, more exact amounts could not be determined without involving the building owner and accomplishing some amount of engineering design. These opinions of probable cost are for the information of Town Officials only, and should not be used for budgeting purposes.

Please feel free to call should you have any questions.

Very truly yours,



John S. O'Connell, P.E.

## CONSTRUCTION ENGINEERING SERVICES

12 Pleasant Street  
NEWBURYPORT, MASSACHUSETTS 01950  
Phone (508) 465-2216  
Fax (508) 463-3522

JOB 25 CEDAR ST AMESBURY, MASHEET NO 1 OF 3CALCULATED BY VJZ DATE 2-25-98

CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_

SCALE OPTION OF PROBABLE COSTTOTALCOMPLLIMITED

MAIN BUILDING ROOF

59,122

36,172

MAIN BUILDING WALLS

105,935

42,035

LOW BUILDING DRAINAGE

9,500

9,500

LOW BUILDING REAR CORNER

15,800

15,800

LOW BUILDING POINT-UP

5,000

5,000

# 195,357

108,507

GENERAL CONTRACTOR OVER 15%

29,304

16,276

SUBTOTAL

# 224,661

124,783

CONTINGENCY 10%

22,466

12,478

TOTAL ESTIMATED COST

# 247,127

# 137,261

CONSTRUCTION ENGINEERING SERVICES  
12 Pleasant Street  
NEWBURYPORT, MASSACHUSETTS 01950  
Phone (508) 465-2216  
Fax (508) 463-3522

JOB 25 QUEEN ST AMESBURY, MA  
SHEET NO. 2 OF 3  
CALCULATED BY JAZ DATE 2-25-98  
CHECKED BY DATE  
SCALE ORIGIN OF PEOBABLE COST

### REBUILD ROOF (OLD BUILDING)

#### DEMO EXISTING

6543 FT<sup>2</sup> @ 3<sup>00</sup>

19,629

#### BAR JOISTS & METAL DECK

6543 FT<sup>2</sup> @ 2<sup>75</sup>

17,993

#### INSULATION & ROOFING

66 SQUARES @ 25<sup>00</sup>

16,500

#### MISC REPAIRS TO UPPER WALLS LS

5,000

59,122

### POINT-UP & REBUILD (OLD BUILDING)

#### EXTERIOR POINT-UP & REPAIR

13,087 SF @ 5<sup>00</sup>

65,435

#### INTERIOR POINT-UP & REPAIR

16,200 SF @ 2<sup>50</sup>

40,500

105,935

### LIMITED ROOF WORK (OLD BUILDING)

#### REPAIR ROOF

6543 @ 9<sup>00</sup>

26,172

#### STRUCT REPAIRS

10,000

36,172

#### LIMITED POINT-UP

3407 SF @ 5<sup>00</sup>

17,035

CONSTRUCTION ENGINEERING SERVICES  
12 Pleasant Street  
NEWBURYPORT, MASSACHUSETTS 01950  
Phone (508) 463-2216  
Fax (508) 463-3522

JOB 25 CEDAR ST AMESBURY MA

SHEET NO. 3 OF 3

CALCULATED BY JHE DATE 2-25-98

CHECKED BY DATE

SCALE OPINION OF PROBABLE COST

### IMPROVE DRAINAGE ALONG SIDE OF NEW BUILDING

APPROX 200 LF

BACKFILL 1 40 HOURS @ 75<sup>00</sup> 3000

2 LABORERS 2 x 40 HRS @ 25<sup>00</sup> 2000

PIPE 200 LF @ 10<sup>00</sup> 2000

WATERPROOFING 1000 SF @ 2<sup>50</sup> 2500

9500

### REBUILD REAR CORNER OF NEW BUILDING

TEMPORARY SUPPORT 2000

DEMOLITION 400 SF @ 3.50 1400

SUPPORT FOUNDATION  
4 HELICAL PILES @ 1500<sup>00</sup> 6000

REBUILD BLOCK 400 SF @ 12<sup>00</sup> 4800

PAINT & WATERPROOF 600 SF @ 2<sup>00</sup> 1200

15,000

PAINT UP EXTERIOR OF NEW BUILDING LS 5,000

OAK ST. ZELL

Rivers Bill

Designate Ames as  
as densely developed  
district or go to DEP

6 - 2 Bm Units  
27 - 1 Bm Units  
w/ addition of 12' element  
along the North Side  
\$700-\$800/month.

Reduce project  
to 30 or less  
Units/floor.

Wood heel - Ken Bailey  
1975-91 - Finnerburg  
91 - Crest Foam -  
would consider 2 larger users

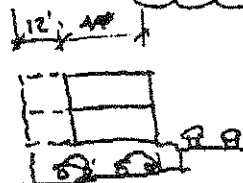
Zell does not want to  
develop the two sites  
together

WED. 2-18-78

Thed Semmes, Beverly  
Ray Dodge  
Sam Zell

- Hancock

How long owned  
who previously owned  
Is Ken a Mortgage



from Cummings  
3000 SF - mill workshop  
for 4-5/SF

Upper Mill Ford Study - Bow's P

Thaddeus Siemasko



EDUCATIONAL FUNDING  
ASSOCIATES

USA COLLECIATE

SAM ZELL  
Principal

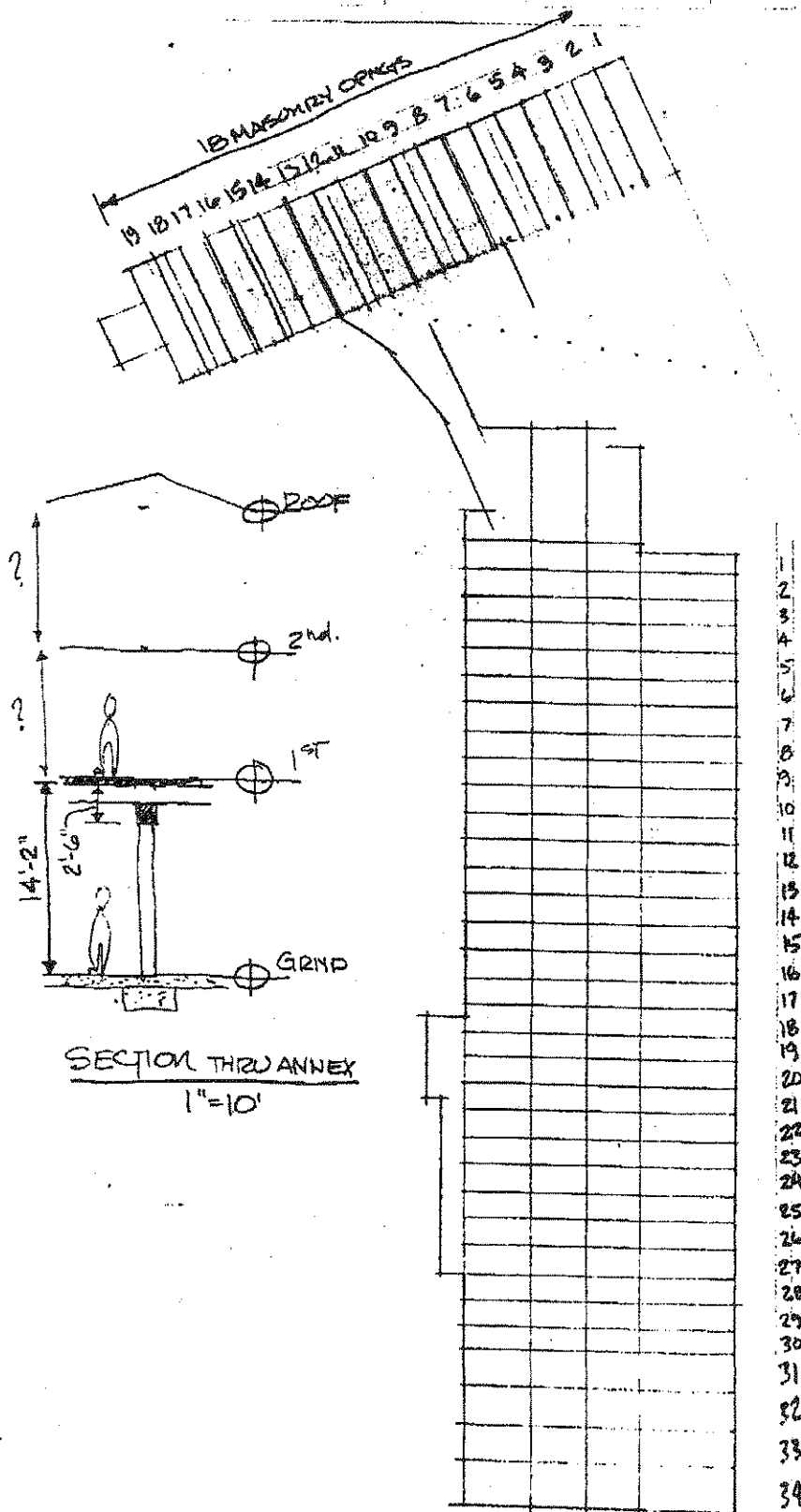
One Walnut Street 3rd Floor Boston, MA 02108-3616  
Telephone: 617-305-4160 Fax: 617-305-4169

126 Dodge Street

Beverly, Massachusetts 01915

Telephone: 078-027-3743

Fax: 078-027-6365



Woodman  
Associates

Architecture  
Research  
Design  
Planning  
Land Use Planning

20 Inn Street  
Newburyport, MA  
01950 USA

978-462-9522  
Fax: 978-462-8338  
Project:  
OAK ST.

Location:  
AMESBURY

Drawing Title:  
STRUCTURAL  
GRID

Scale: 1"=50'

Date: 2-19-98

Consultants:  
C.E.  
EDGE GROUP

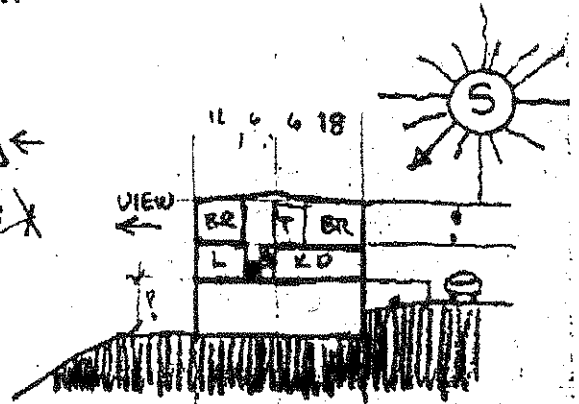
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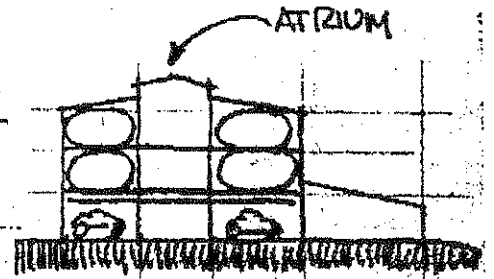
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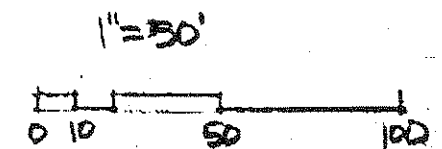


11 2 BRM UNITS / FLR  
1600 SF ea.  
or 3 BRMS



30 2 BRM UNITS 1000 SF  
60 CARS PARKED

15 D.U. / FL.  
1000 SF



UPPER FLR.

Woodman  
Associates

Architecture  
Research  
Design  
Planning  
Land Use Planning

20 Inn Street  
Newburyport, MA  
01950 USA

508-462-9522  
Fax 508-462-8338  
Telet: OAK ST

Location:  
AMESBURY

Drawing Title:  
SCHEMATIC

Scale: 1"=50'

Date: 2-19-78

Consultants:  
CUB  
EDGE GROUP

Drawn by:

Checked by:

Revisions:



Drawing No.

## Figure 1-13. Project Feasibility: Finding a New Use for an Existing Building

Like form following function, development responds to market demand. And market forces create opportunities for real estate development. The same fundamental relationship applies to adaptive use development.

Effective planning for adaptive use might be described as an inverse development plan—or trying to fill the hole in the doughnut. In conventional development, the developer analyzes the regional marketplace for general needs, selects a local submarket based on its strong market fundamentals, and only then undertakes site selection. For adaptive use, both the site and the local market are predetermined. The tough questions to be asked in this process therefore revolve around the local market. How does the overall regional market affect the local market, and how can the existing facility be modified to serve market demand?

Successful conversions can be typified as those that integrate distinctive site and building characteristics with market-based uses. Preservation efforts notwithstanding, planning for the re-use of an existing building must be no less responsive to the market today than was the original builder in his day.

An experienced developer can objectively visualize the means to bring life back to the building without being swayed by sentimental attachment or bias toward one product. In exploring the marketability of alternative uses, the developer should conduct an infallible two-step litmus test:

1. Would market opportunity warrant the construction of a new facility at the existing location if it were an empty site?
2. Can the existing facility be economically modified to accommodate market demand?

Passing grades for both parts of the examination justify further investigation of the potential, but a poor response to either question should terminate the process.

How does a developer evaluate an existing property's potential? Obviously, all adaptive use projects require individual solutions, although a common framework or methodology underlies all adaptive use feasibility analyses, regardless of the existing building type or the potential new uses. In simple terms, the process should encompass three key areas: market support and economic evaluation; site and locational considerations; and structural considerations. The following checklist for adaptive use is drawn from a composite of many feasibility analyses. It cannot be viewed as the final word but simply as a narrative description of a complex process.

### Phase One: Starting Out

#### Recognition

- ▼ Look with the mind's eye.
- ▼ Is there something here that others have missed?
- ▼ Is this a jewel in the dust? Why did the current use fail?

#### Creativity and Experience

- ▼ What does gut instinct say?
- ▼ What preliminary uses come to mind?
- ▼ Avoid totally unfamiliar uses unless you can afford to take the risk.

#### Looking for Opportunity

- ▼ Location, location, location, but what is the market?
- ▼ Is this the right time for this project?
- ▼ What does the present owner need? The new users?

#### Ideas and Uses

- ▼ Start a playbook of possibilities for conversion.
- ▼ Are the uses achievable? Permittable? Financeable?
- ▼ Make a rough guess of redevelopment costs per use.
- ▼ Generate a "back-of-the-envelope" pro forma per use.

#### Proof of Potential (go or no-go evaluation of possible uses)

- ▼ Are there significant municipal restrictions or requirements on uses?
- ▼ Do revised cost estimates exceed initial pro forma objectives for uses?
- ▼ Does the building or site have significant environmental problems?
- ▼ Is there large-scale competition in the market area for the same uses?
- ▼ How much certainty exists about the income potential of the uses?
- ▼ Do pro formas rely on future appreciation for profits?
- ▼ Do uses require more than two years to break even?

#### First Intersection

- ▼ Eliminate red lights ("yes" to any questions under Proof of Potential).
- ▼ Are there enough surviving playbook candidates for further study?
- ▼ Decision: Go forward or walk away?

### Phase Two: Gathering Momentum

#### Analyzing Market Demand

- ▼ Recognize regional market trends. Growth? Stagnation? Decline?
- ▼ What is the regional impact on the local market? Future projections?
- ▼ What are consumers' spending habits by category?
- ▼ What are typical rent/sale prices for playbook uses?
- ▼ What are absorption/vacancy characteristics per use?
- ▼ Where and how much competition exists for proposed uses?
- ▼ How would uses affect/be affected by local competition?

#### Locality and Neighborhood

- ▼ How much of a threat is crime in the local area? Projections?
- ▼ Are population dynamics shifting?
- ▼ Are economic transitions occurring in the area?
- ▼ What is the character of adjacent properties?

**Figure 1-13 (continued).**

- ▼ Would you be a pioneer in the local area? If yes, don't immediately reject it but consider the tradeoffs between taking more risks and the potential to improve the neighborhood and reap a higher return.

#### **Transportation and Access**

- ▼ How accessible is the site? Vehicular? Mass transit? Walking?
- ▼ Does heavy truck or rail service exist?
- ▼ What is the size and location of the nearest airport?
- ▼ Can the site support enough parking?

#### **Quality and Availability of Labor**

- ▼ What is the makeup of the local labor market? Excesses? Shortages?
- ▼ What are the market area's demographics? Age levels? Median income?
- ▼ What skill levels are available in the market area? What are wages?
- ▼ Are any incentives offered? What kind? How much?
- ▼ Would the local labor market be advantageous for the potential uses?

#### **Educational Amenities**

- ▼ Where are and what is the quality of nearby schools and libraries?
- ▼ What is the average local educational attainment? High school? College? Postgraduate?
- ▼ What is the mix of private and public schools?
- ▼ Any local colleges?
- ▼ Do schools matter to your market?

#### **Support Services**

- ▼ Are custodial and maintenance firms located nearby?
- ▼ Are local suppliers available for potential users?
- ▼ Availability and diversity of restaurants? Local shopping? Hotels/motels?

#### **Infrastructure**

- ▼ Who provides local power? What type of power? Costs?
- ▼ What are city sewer and water capacities? Costs?
- ▼ Any special infrastructure for potential uses?

#### **Second Intersection**

- ▼ Eliminate obvious misfits from the playbook.
- ▼ Are at least two choices left?
- ▼ Decision: Keep going or turn away?

### **Phase Three: Rounding the Final Curve**

#### **Site Research**

- ▼ Assemble the design team (architect, engineers, consultants).
- ▼ Research local building codes and ordinances.
- ▼ Evaluate zoning for extra height, volume, and FAR.
- ▼ Is the site suitable for more construction?
- ▼ Is there developable acreage off-site? Cost?
- ▼ What is the general condition of building(s) on site?
- ▼ What is the cost of demolition and waste removal?
- ▼ Would there be foundation and excavation costs? Rocks? Blasting?
- ▼ Can temporary parking, power, and lighting be accommodated?
- ▼ What are accommodations for fencing, gates, trade unions? OSHA?

#### **The Facilities Survey**

- ▼ What is the existing building configuration? Framing system?
- ▼ What are present floor-to-floor heights?
- ▼ How big are the structural bays (interior columns)?
- ▼ How much floor loading capacity is there?
- ▼ What are the facade materials and their condition?

- ▼ What is the condition and position of elevators, stairs, etc.?
- ▼ How much accommodation is required to comply with the Americans with Disabilities Act?
- ▼ What is the type and condition of existing building systems, such as HVAC, plumbing, electrical, life safety?
- ▼ Are any energy management measures in place?
- ▼ How is solid waste disposed of now? In the future?

#### **Environmental Questions**

- ▼ What are the historical uses and operations?
- ▼ What are the local regulatory requirements?
- ▼ Any downstream effects from on- or off-site operations?
- ▼ Is there asbestos to be removed?
- ▼ Any lead-based paint to be removed?
- ▼ Any underground tanks to be removed?
- ▼ Any oil-soaked materials to be treated?
- ▼ Any abandoned material to be removed?
- ▼ What is the cost of removing hazardous materials?

#### **Making Alterations to Fit the New Use(s)**

- ▼ What are the building's architectural strengths? Can they be saved?
- ▼ Are there any historic preservation restrictions? Opportunities for tax credits?
- ▼ What changes are necessary to floor plans?
- ▼ Can the structure be modified for the proposed uses?
- ▼ How much demolition? How much new construction?
- ▼ Do removed items have salvage value?
- ▼ How are storm runoff and snow removal accommodated?
- ▼ What are temporary lighting and heating costs?

## Figure 1-13 (continued).

- ▼ How much for architectural fees?  
How much time?
- ▼ What is the estimated total cost of conversion per square foot?

### Approvals and Permits

- ▼ Which agencies have authority?  
What permit types? Costs?
- ▼ How long will the approval process take?
- ▼ Are there off-site development requirements or contributions?
- ▼ How much is the site plan application fee?
- ▼ What are state, county, and municipal application fees?
- ▼ Will performance and surety bonds be required?
- ▼ Will there be sanitary sewer connection fees?

- ▼ Will there be utility service connection fees?

### Financing Picture

- ▼ Are prospective tenants or users creditworthy?
- ▼ Are conventional borrowing methods available? Nonrecourse? Guarantees?
- ▼ Is there a need for equity participation? How much? Investors?
- ▼ Is the building suitable for rehabilitation tax credit? Low-income tax credits?
- ▼ Are grants available from the National Historic Trust and other groups?
- ▼ Is assistance available from local economic development agencies?

- ▼ Are flips, sale-leaseback arrangements, or tax-free exchange options available?
- ▼ Any tax abatements or other public incentives available?
- ▼ How certain are investment returns?

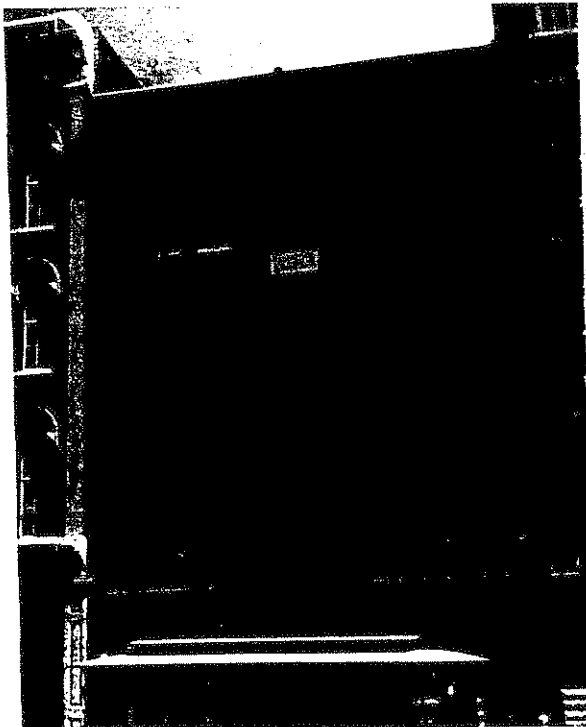
### Third Intersection

- ▼ Do expected returns justify development costs for uses?

### Choose a winner and one back-up candidate.▼

*Source:* Bruce M. Hoch, founder and principal of Development Concepts Group, a firm offering a wide variety of specialty services to corporations, urban agencies, and private developers in determining realistic opportunities for disposition or adaptive use of underutilized commercial and industrial facilities.

Particular types of buildings can offer structural advantages for certain new uses. Warehouses, for example, often have good parking available, which is beneficial for most new uses, especially offices and retail space. The



structural integrity of older industrial facilities is normally extremely solid and can support unconventional design and engineering approaches that might be necessary to fit the new use. For example, the 1950s-built AT&T office and warehouse building that Price Enterprises converted to a retail power center was extraordinarily strong—strong enough in fact to house a bomb shelter on the second floor, which, owing to its proximity to the Pentagon, must have been considered a reasonable precaution in those days—enabling engineers to

The small floorplates, ample windows, and high ceilings of many older downtown commercial buildings make them well suited for conversion to office space offering old world charm, modern office amenities, affordable rents, and convenient access to the central business district. The Pilcher Building in Nashville, Tennessee, is a multitenant office building in what was originally a grain trading building. The Pilcher is located in Nashville's old commercial district, which today is in transition from warehousing and junk shops to offices, restaurants, and service businesses. Like many adaptive use renovations, the Pilcher's exterior needed only repair and cleaning; the big-ticket cost items were related to bringing the interior space up to modern standards for comfort, such as the installation of new mechanical systems. A four-story light well was created in the Pilcher to bring natural light into the center of the building.

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## **APPENDIX**

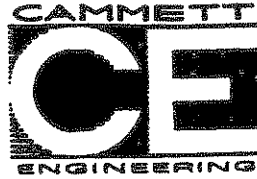
### **DESIGN GUIDELINES**

#### **PURPOSE**

**To insure the continuance of a compatible environment that encourages businesses to locate and operate within the central industrial zoning district.**

1. Space within setback areas, with the exception of walks and driveways, will be appropriately landscaped.
2. Storage of bulk materials, equipment, drums, transformers, etc. ,shall be within a building or other space completely enclosed with a solid wall or fence at least 8 feet in height.
3. All roads, drives, parking areas and outdoor storage areas shall be paved.
4. There shall be provided at least one (1) parking space for each two (2) persons employed or anticipated to be employed on the largest shift for all types of shops, buildings, storage, manufacturing, or other permitted uses.
5. Parking areas shall be separated from the street by planting, and landscaping.
6. Building design, materials and workmanship shall be appropriate to the building function and surrounding architecture. To achieve an overall compatibility and continuity of architectural design, layout, and landscaping, all plans for new construction or renovations, landscaping, signs and subsequent alterations are subject to review by the Amesbury Design Review Committee.
7. Exterior materials shall be permanent type of good quality including finished concrete; finished masonry or masonry units such as a stone veneer, face brick, structural facing tile and ceramic tile; factory assembled panel units with painted metal surfaces; glass or plastics; factory-painted, preformed metal siding and panel systems; wood when used for trim or in form of factory-finished weather-proof panels.
8. Signs and lettering shall be simple and in neat appearance, and made of durable materials and construction. Signs may be attached to the face of building or other free standing wall, but shall not project above adjacent cornices of main roof. Signs may contain identifying name, business, and products of building tenants.  
No further advertising material will be permitted. No moving parts will be permitted. Illumination, if any, may be internal or external, and shall be non-intermittent and of single color. Miscellaneous directional and informational signs of uniform style not exceeding 3 square feet in area will be permitted. Such signs may be mounted on supports not over 4 feet high.

*Consulting Engineers  
Landscape Architects*



*Land Surveyors  
Municipal Planners*

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**QUESTIONNAIRE FOR IDENTIFICATION  
OF POTENTIAL ENVIRONMENTAL HAZARDS  
AND  
SITE INSPECTION CHECKLIST**

Property Address: \_\_\_\_\_

Name of person/persons completing questionnaire: \_\_\_\_\_

Address of person/persons completing questionnaire: \_\_\_\_\_

(To be filled out by the Applicant/Seller/Occupant; please check or circle your response, and comment/explain any "Yes" answers on the last page following Question #25)

1. What is the current use of the property?

- ☐ Residential - Single Family
- ☐ Residential - Multifamily
- ☐ Commercial
- ☐ Industrial/Manufacturing
- ☐ Unimproved/Raw Land
- ☐ Agriculture
- ☐ Other

2. What is the age of the structure?

- ☐ Built in or before 1980
- ☐ Built after 1980

If Q2 is answered "built prior to 1980", and Q1 answered "Residential":

2a. Do you believe asbestos may be present in the structure?

- ☐ Yes
- ☐ No
- ☐ Unknown

2b. Is it possible that lead-based paint has been used on the structure?

- ☐ Yes
- ☐ No
- ☐ Unknown

If Q2b is answered "Yes":

2c. Are any of the painted surfaces flaked or chipped?

- ☐ Yes
- ☐ No
- ☐ Unknown

If Q2 is answered "built prior to 1980" and Q1 is answered "Commercial":

2d. Has an asbestos survey ever been conducted?

- ☐ Yes
- ☐ No
- ☐ Unknown

If Q2d is answered "Yes":

What were the results of this survey?

- ☐ Asbestos present and removed
- ☐ Asbestos present and being managed
- ☐ Asbestos present and nothing being done
- ☐ Asbestos not present

2e. Does the building have fluorescent light fixtures?

- ☐ Yes
- ☐ No

If Q2e is answered "Yes":

2f. Is it possible these fixtures have ballasts containing PCB's?

- ☐ Yes
- ☐ No
- ☐ Unknown

3. What is the intended use of the property?

- ☐ Residential - Single Family
- ☐ Residential - Multi-Family
- ☐ Commercial
- ☐ Industrial/Manufacturing
- ☐ Unimproved/Raw Land
- ☐ Agriculture
- ☐ Other

4. Is the property currently used, or has it previously been used, as any of the following: an industrial or manufacturing operation, a gasoline station, a motor repair facility, a commercial printing facility, a dry cleaners, a photo-developing laboratory, a junkyard or a landfill, or as a waste treatment, storage, disposal, processing or recycling facility?

- ☐ Yes
- ☐ No
- ☐ Unknown

5. Are any adjoining properties currently used, or have they previously been used as any of the following: an industrial or manufacturing operation, a gas station, a motor repair facility, a commercial printing facility, a dry cleaners, a photo developing laboratory, a junk yard or a landfill, or as a waste treatment storage, disposal processing, or recycling facility?

- ☐ Yes
- ☐ No
- ☐ Unknown

6. Are there currently, or have there been previously, any damaged or discarded automotive or industrial batteries, pesticides, paints or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in aggregate, stored on or used at the property?

- ☐ Yes
- ☐ No
- ☐ Unknown

7. Are there currently, or have there been previously, any industrial drums (typically 55 gallons) or sacks of chemicals located on the property?
- ☐ Yes
  - ☐ No
  - ☐ Unknown

8. Has fill material been brought to the site?
- ☐ Yes
  - ☐ No
  - ☐ Unknown

If Q8 is answered "Yes":

- 8a. What type of fill material?
- ☐ Construction debris
  - ☐ Trash
  - ☐ Clean soil
  - ☐ Potentially contaminated soil
  - ☐ Unknown origin

9. Are there currently, or have there been previously, any pits, ponds or lagoons on the property connected with waste treatment or waste disposal?
- ☐ Yes
  - ☐ No
  - ☐ Unknown

10. Are there currently, or have there been previously, any underground storage tanks on the property?
- ☐ Yes
  - ☐ No
  - ☐ Unknown

If Q10 is answered "Yes":

- 10a. Were any tanks installed post-1988?
- ☐ Yes
  - ☐ No

If Q10a is answered "Yes":

- 10b. Has leak detection equipment been installed with the tank?
- ☐ Yes
  - ☐ No

- 10c. Did any tanks replace an old tank?
- ☐ Yes
  - ☐ No

If Q10c is answered "Yes":

- 10d. Was contamination found when the old tank was removed?
- ☐ Yes
  - ☐ No

If Q10d is answered "Yes":

- 10e. Was the contamination cleaned up?  
☐ Yes  
☐ No

If Q10e is answered "Yes":

- 10f. Did regulatory authorities approve the cleanup?  
☐ Yes  
☐ No

If Q10a is answered "No":

- 10g. Has the tank been tested for leaks?  
☐ Yes  
☐ No

If Q10g is answered "Yes":

- 10h. Did the tank fail the tightness test?  
☐ Yes  
☐ No
- 10i. Are on-site personnel aware of any leaks or spills?  
☐ Yes  
☐ No

If Q10i is answered "Yes":

- 10j. Was the leak or spill cleaned?  
☐ Yes  
☐ No
- 10k. Did regulatory authorities approve the cleanup?  
☐ Yes  
☐ No

11. Are there currently, or have there been previously, any above ground storage tanks on the property?  
☐ Yes  
☐ No  
☐ Unknown

If Q11 is answered "Yes":

- 11a. Has the tank ever leaked or has there ever been a spill?  
☐ Yes  
☐ No  
☐ Unknown

If Q11a is answered "Yes":

11b. Was the leak or spill cleaned?

- ☐ Yes  
☐ No

11c. Were regulatory authorities notified?

- ☐ Yes  
☐ No

12. Are there currently, or have there been previously, any flooring, drains, or walls located within the facility that are, or have been, stained by substances other than water or which are emanating foul odors?

- ☐ Yes  
☐ No  
☐ Unknown

13. Is there currently, or has there been previously, any stained soil on the property?

- ☐ Yes  
☐ No  
☐ Unknown

14. Has groundwater under the property been tested?

- ☐ Yes  
☐ No

If Q14 is answered "Yes":

14a. Have any contaminants been identified which exceed State or Federal standards?

- ☐ Yes  
☐ No

14b. Has the water been designated as contaminated by any governmental agency?

- ☐ Yes  
☐ No

15. Is the property served, or has the property been served, by a private well?

- ☐ Yes  
☐ No

16. Are there any groundwater monitoring wells on the property?

- ☐ Yes  
☐ No

17. Are you aware of any environmental liens or governmental notification relating to past or current violations of environmental laws with respect to the property, to any facility located on the property, or to any properties in the vicinity?

- ☐ Yes  
☐ No

18. Has an environmental assessment ever been performed on the property?

- ☐ Yes  
☐ No

If Q18 is answered "Yes":

18a. Did the environmental assessment indicate the presence of any potential contamination?

☐ Yes

☐ No

If 18a is answered "Yes":

18b. Was the contamination cleaned up?

☐ Yes

☐ No

19. Are you aware of any environmental litigation or administrative action related to a release or threatened release of any hazardous substance or petroleum product involving the property or an abutting property?

☐ Yes

☐ No

☐ Unknown

20. Other than storm water or water discharged into a sanitary sewer system, does the property discharge waste water onto the subject property or onto any adjacent property?

☐ Yes

☐ No

☐ Unknown

21. Are there any septic systems, dry wells or leach fields on the property?

☐ Yes

☐ No

☐ Unknown

If Q21 is answered "Yes":

21a. Have hazardous substances or petroleum products ever been discharged to these systems?

☐ Yes

☐ No

22. Have any demolition debris, hazardous substances, petroleum products, unidentified waste materials, automotive or industrial batteries, tires, trash or refuse been dumped, buried and/or burned on the property?

☐ Yes

☐ No

☐ Unknown

23. Is there a transformer, capacitor or any hydraulic equipment on the property?

☐ Yes

☐ No

If Q23 is answered "Yes":

23a. Do records indicate the presence of PCBs?

☐ Yes

☐ No

☐ Unknown

If Q1 was answered "Residential":

24. Has the presence of radon been reported on the property?
- ☐ Yes  
☐ No  
☐ Unknown

If Q24 is answered "Yes":

- 24a. Has a radon-in-air test been conducted?
- ☐ Yes  
☐ No

- 24b. Was the radon at an acceptable level (less than 4 picocuries per liter)?
- ☐ Yes  
☐ No

If Q24b is answered "No":

- 24c. Was a system installed to reduce radon levels?
- ☐ Yes  
☐ No

If Q1 was answered "Unimproved":

25. Are there wetlands on the property?
- ☐ Yes  
☐ No

\*Reflects information (in whole or in part) required by ASTM Transaction Screen Standard Practice E 1528-93

#### COMMENTS/EXPLANATIONS SECTION

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The undersigned acknowledges and agrees that Fleet may rely upon the forgoing information and statements, that such reliance is reasonable and that such information and statements are a material inducement to Fleet to enter into or deny a credit facility with the undersigned. If said information and statements later proves to be false, misleading or inaccurate in any material respect, the parties understand that Fleet may declare a default of any obligations with the undersigned or take other action as Fleet, in its sole discretion, deems appropriate.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
APPLICANT/SELLER/OCCUPANT

ATTACHMENT B  
SITE INSPECTION CHECKLIST

Property Address: \_\_\_\_\_

Name of person/persons completing questionnaire: \_\_\_\_\_

Address of person/persons completing questionnaire: \_\_\_\_\_

1. Is there any evidence of underground storage tanks on the property, i.e., vent pipes, fill pipes, etc.?  
☐ Yes  
☐ No
2. Is there any evidence of stained soil, concrete or asphalt on the property covering an area greater than 1 square yard?  
☐ Yes  
☐ No
3. Is there any evidence of stressed or dead vegetation (not explainable by natural causes)?  
☐ Yes  
☐ No
4. Are any foul odors emanating from the property?  
☐ Yes  
☐ No
5. Is there an oily sheen or any discoloration of surface water on the property?  
☐ Yes  
☐ No
6. Are there any transformers or other electrical equipment which contain or may contain PCB's?  
☐ Yes  
☐ No
7. Are there any groundwater monitoring wells on the property?  
☐ Yes  
☐ No
8. Is there a drinking water well on the property?  
☐ Yes  
☐ No
9. Are there any discarded drums, barrels or containers, construction debris, damaged or discarded automobile or industrial batteries, or pesticides, paints, or other chemicals in individual containers or drums of greater than five gallons or fifty gallons in aggregate on the property?  
☐ Yes  
☐ No
10. Are there any waste storage or treatment lagoons, pits, ponds or surface impoundments on the property?  
☐ Yes  
☐ No

11. • Is there any evidence that the property was used as a gas station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard, landfill, or waste treatment, storage, disposal, processing, or recycling facility?
- ☐ Yes  
☐ No
12. • Does an industrial or manufacturing operation, a gas station, a motor repair facility, a commercial printing facility, dry cleaners, photo developing laboratory, junkyard, landfill or waste treatment, storage, disposal, processing or recycling facility about the property?
- ☐ Yes  
☐ No
13. • Are there above ground tanks on the property?
- ☐ Yes  
☐ No

If Q13 is answered as Yes:

- 13a. Do the tanks contain petroleum products?
- ☐ Yes  
☐ No

If Q13a is answered as Yes:

- 13b. Is there evidence of spills or leaks around the tanks?
- ☐ Yes  
☐ No

If Q13a is answered as No:

- 13c. Do the tanks contain hazardous substances?
- ☐ Yes  
☐ No

- 13d. Is there evidence of spills or leaks around the tanks?
- ☐ Yes  
☐ No

14. • Is there evidence of stained walls or flooring, other than from water?
- ☐ Yes  
☐ No
15. • Is there any evidence the property was used for industrial or manufacturing operations?
- ☐ Yes  
☐ No
16. • Does the property have floor drains not discharging to a sewer?
- ☐ Yes  
☐ No
17. • Do any drains and/or pipes discharge to a ditch, stream, leach field, dry well or septic system?
- ☐ Yes  
☐ No

If Q17 is answered Yes:

- 17a. Is there evidence that hazardous substances might have been discharged to these receivers?  
☐ Yes  
☐ No
- 18.\* Is there any evidence of dumping on the property?  
☐ Yes  
☐ No
- 19.\* Is there any evidence of unusual heaps, mounds, depressions, or sinkholes on the property which could be indicative of excavation or filling?  
☐ Yes  
☐ No
20. Is there any evidence of spills on the property?  
☐ Yes  
☐ No
21. Does any insulation or fireproofing appear damaged, flaking or friable?  
☐ Yes  
☐ No
22. Does any paint appear flaked or chipped?  
☐ Yes  
☐ No
23. Are there any wetland areas on the property?  
☐ Yes  
☐ No
- 24.\* Based upon review of Fire Insurance Maps or consultation with the local fire department, are any buildings or other improvements on the property identified as having been used for an industrial use or uses which have led or are likely to lead to contamination of the properties?  
☐ Yes  
☐ No
- 25.\* Based upon review of Fire Insurance Maps or consultation with the local fire department, are any buildings or other improvements on an adjoining property identified as having been used for an industrial use or uses which have led or are likely to lead to contamination of the property.  
☐ Yes  
☐ No

\*Reflects information (in whole or in part) required by ASTM Transaction Screen Standard Practice E 1528-93.

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COMMENTS/RECOMMENDATIONS:

If the foregoing site inspection reveals any existing or potential problems, please elaborate on the nature of such problems providing any additional information of which you are aware and make any recommendations you think appropriate

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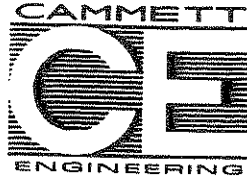
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\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

*Consulting Engineers  
Landscape Architects*



*Land Surveyors  
Municipal Planners*

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## ACKNOWLEDGEMENTS

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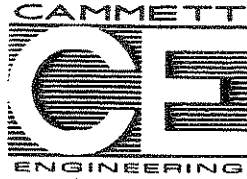
### THE ALLIANCE FOR AMESBURY

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The Economic Development Committee

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